

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

Minutes filed by Kathryn Verrochi as Assistant Secretary on Behalf of the Authority Members of actions taken at the Open Session of the Twentieth meeting of The Fort Monmouth Economic Revitalization Planning Authority, held at the Eatontown Municipal Building, 47 Broad Street, Eatontown, New Jersey 07724 at 7:00 p.m. on Wednesday, November 28, 2007.

Present:

Chairperson and Public Member Dr. Robert Lucky
Vice Chairperson and Public Member Virginia Bauer
Monmouth County Freeholder Lillian Burry
Oceanport Mayor Lucille Chaump
Public Member Joseph Colfer
Public Member Rosemarie Estephan
Tinton Falls Mayor Peter Maclearie
Eatontown Mayor Gerald Tarantolo
Garrison Commander Col. Stephen Christian

Absent: Public Member Laurie Cannon had previously advised the Authority.

The meeting was called to order by Chair Lucky who led the meeting in the Pledge of Allegiance. The Open Session was convened at 7:05 p.m. in accordance with the Open Public Meetings Act.

Elected Officials Comments:

Chair Lucky asked for remarks from U.S. Senator Robert Menendez, U.S. Representative Frank Pallone or U.S. Representative Rush Holt or other Members of the Congressional Delegation or their staff members. None were offered, but the Chair noted the attendance of a staff member of U.S. Senator Menendez and of U.S. Representative Pallone.

Chair Lucky presented the Agenda for approval. Mayor Tarantolo moved for the approval of the agenda, Public Member Colfer seconded the motion and the agenda was unanimously approved.

Approval of Minutes:

The Minutes of the September 19, 2007 Open Session (no Executive Session was held) were moved by Vice Chair Bauer, seconded by Mayor Chaump, abstained by Freeholder Burry and approved.

The Minutes of the October 17, 2007 Open Session (no Executive Session was held) were moved by Freeholder Burry, seconded by Vice Chair Bauer, abstained by Mayor Maclearie and approved.

Public Comments on Agenda Items:

1. Phil Welch, Lincroft, urged FMERPA and EDAW for the inclusion of 1,500 units of affordable, workforce housing in the plans for the redevelopment of Fort Monmouth and offered to participate in the Planning/Development Advisory Committee.
2. Sue Mamchak, West Long Branch, championed for affordable housing and spoke for families in need who were unable to attend the meeting.
3. Beverly Bova Scarano, Middletown, noted that the Monmouth County Association of Realtors supports housing plans for all levels of income. She presented to Chair Lucky the Monmouth Advocacy Teams housing information and urged FMERPA to include at least 1,500 units of affordable housing in the redevelopment plan for Fort Monmouth.
4. Tom Mahedy, Wall, commented on the Social Services Advisory Committee, NOI's, the *Guidelines for Public Recording of Authority Meeting* and Pine Brook housing.

5. James Raleigh, Colts Neck, questioned the NOI updates and progress to date, the need for and the difference between the extension of the current grant and the FY 08 grant.
6. Patrick Daugherty, Neptune, commented on open real estate market opportunities for Fort Monmouth and leaving the Myers building in tact.

Chair's Report:

Chair Lucky announced the extension of the master plan deadline from December 8, 2007 to September 8, 2008. He read excerpts from a letter by Patrick O'Brien, Director, Office of Economic Adjustment. He thanked Executive Director Cosentino and the FMERPA staff for their efforts.

Executive Director's Report:

ED Cosentino provided an update of activities since the last meeting:

He noted that last Wednesday, November 21, FMERPA received confirmation of the OEA approval of the Extension Request for an additional 270 Days. The new deadline for plan submittal to HUD and the Department of the Army is September 8, 2008.

Calendar of Events:

October

- 18 - Monmouth Ocean Development Council Briefing
- 18 - Meeting at McManimon & Scotland
- 22 - Meeting with Meridian Health CEO John Lloyd and his Senior Executives (Hospital Presidents) regarding potential for public/private Veterans care. Opportunity will be extended to other health care providers
- 25 - Tour with Social Services Advisory Committee of Homes For All, Hopes Crossing Housing Complex in Toms River
- 25 - Tour with Social Services Advisory Committee of The Center, a Homeless Shelter for people with HIV/AIDS in Asbury Park
- 29 - Tour of Fort Monmouth Facilities requested in State NOIs w/State Treasury, Homeland Security and Law & Public Safety officials
- 30 - NJLWD/EDA Workforce Meeting
- 30 - Social Services Advisory Committee Meeting
- 31 - Tour with Social Services Advisory Committee of Family Promise/Interfaith Hospitality Network Day Center
- 31 - Tour with Social Services Advisory Committee of HabCore homeless facilities in Keansburg and Red Bank

November

- 3 - RAB Open House
- 16 - Work review meeting with EDAW in NYC - FMERPA Staff, Chair Bob Lucky and State Advisor John Ciufo
- 19 - NJLWD/EDA Workforce meeting
- 19 - Monmouth County Planning Board Coastal Monmouth Regional Collaborative at Brookdale Community College
- 20 - EDAW work review meeting
- 23 - Briefing for Oceanport Mayor-Elect Mahon

Upcoming Events:

November 29, 2007 - Meeting with Core of Engineers, NJSHPO, and DPW regarding Sec 106 Programmatic Agreement and Consultative parties and process for Historical Structures.

December 3, 2007 - Tour of PAHC with Meridian Executives

December 4, 2007 - Meeting with Gary Rose, Office of Economic Growth

December 17, 2007 - Meeting with Jack Sprott, Fort McPherson LRA Executive Director and tour of Fort McPherson. Their plan has been submitted and they have dealt with many of the issues FMERPA is currently facing including: Homeless Assistance NOI evaluations and Legally Binding Agreements (LBAs); Economic Development Conveyance

Advisory Committee Chairs Reports:

Chair Lucky invited comments from the Authority Members in addition to their Chair updates.

They were as follows:

- Freeholder Burry, Veterans Affairs, attended Meridian Health Services meeting to discuss possible public/private venture with Patterson Clinic; noted Homeless Veterans NOI submitted for Safe Haven and the extensive report available; commented on the Parks and Open Space NOI with the County and the three host municipalities as they are awaiting a response from EDAW; offered the Monmouth County Planning Board 2007 Profile of County as an invaluable resource.
- Mayor Chaump, Historical, will attend the Sec. 106 meeting tomorrow as Advisory Committee Chair; the committee will meet soon to discuss the information received at the Sec.106 meeting.
- Public Member Joseph Colfer, Transportation, will be attending a meeting with EDAW tomorrow to prepare for a subsequent committee meeting; will have more to report at the next FMERPA meeting.
- Vice Chair Bauer, Commercial Industry, attended the Meridian Health Services meeting with interest in the hospital care for Veterans plus the economic component; is awaiting more direction and feedback from EDAW.
- Public Member Estephan, Social Services, the committee completed categorizing of NOI's; asked NOI submitters to review categorization for accuracy; continues to visit facilities for better evaluation. The next meeting is scheduled for December 11.
- Mayor Maclearie, Infrastructure, is waiting for information from EDAW, and once received, the committee will meet.
- Mayor Tarantolo, Emergency Services, responded to issues raised in public comments and reiterated that all three Mayors have stipulated from the beginning that the plan must have a component of affordable housing; he noted that the charter of the FMERPA Board is a balanced plan with all factors incorporated. The committee wants a shared services component on a regional basis and the consultant will evaluate that goal.

NOI Update:

Deputy Director Rick Harrison gave the following update:

- The uses and buildings requested in the NOIs are being considered in light of the Facilities Assessment and Existing Conditions Reports, currently under review, and in the planning efforts underway.

Homeless Assistance NOIs:

- DD Harrison reported that the Social Services Advisory Committee continues to categorize and review the NOIs and research the needs that exist in the Monmouth County Consolidated Plan and Continuum of Care. Next the Social Services Advisory Committee will attempt to match the needs and priorities to the NOIs. The categorization information distributed to the submitters has been confirmed. He noted that the Advisory Committee is strictly looking at the NOIs from a proposed use perspective as well as a location and quantity of units needed perspective. The evaluation as to an organization's capabilities and financial wherewithal will be a separate process involving the FMERPA staff, the attorneys and the NOI submitters which will end up as legally binding agreements (LBAs) and resolutions for Board approval.
- The Social Services Advisory Committee has made four visits to NOI submitter locations and will be visiting two other locations on December 7 and December 11. Dates will also be blocked out to visit the remaining locations at the December 11 Social Services Advisory Committee meeting which is scheduled at 3 pm in the FMERPA Conference room.
- On October 25, members of the Social Services Advisory Committee visited Hopes Crossing, a Homes for All, housing complex. In addition to a tour of the facilities, a short meeting was held to learn about how they

got started, lessons learned in how to operate the facility and some success stories. The Center in Asbury Park was also visited later that date. Father Bob and his manager held a short meeting where more was learned about their population, referral and acceptance process, and supportive services offered.

- On October 31, the Family Promise/IHN day facility was toured and more was learned about their program and population. Next a HabCore permanent housing location serving disabled homeless as well as a board home they operate for disabled homeless was toured. The programs and populations were discussed and a lot was learned about the different types of housing provided.

- DD Harrison stated that all of these visits were a humbling experience for him and for the other participants as well.

- A visit is scheduled at some Ocean Inc. facilities on December 7 and another provider on December 11.

Public Benefit Conveyance NOIs:

- DD Harrison noted that no additional PBC NOIs have been received as of the last FMERPA meeting. As a reminder, the deadline is this coming Friday at noon. He did receive a couple of phone calls indicating that FMERPA may receive two additional NOIs, which must be in by the deadline of November 30, 2007.

- As reported, the State toured the facilities they requested. FMERPA will continue to work with the State regarding coordination and consolidation issues surrounding the requests and have received additional information, requested by EDAW, in an attempt to better identify their actual needs and potential use of facilities.

Item 0711-01: Guidelines for Public Recording of Authority Meeting

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, Section 8(i) that directs the Authority to conduct all of its public meetings in accordance with the Open Public Records Act (*N.J.S.A. 10:4-6 et seq.*). Mayor Tarantolo moved the resolution and Mayor Chaump seconded it and it was unanimously adopted.

Item 0711-02: Approval of Audit Committee

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, Section 8 that authorizes the Authority with the power to conduct its business by various means, including the Audit Committee. Vice Chair Bauer moved the resolution and Mayor Maclearie seconded it and it was unanimously adopted.

Item 0711-03: Request for U.S. Department of Defense Funds for Shared Emergency Services Consultant

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, Section 8 that authorizes the Authority to collect any federal, State or other public or private funds, grants or loans for, or in aid of, the Authority's authorized purposes. Mayor Tarantolo moved the resolution and Mayor Maclearie seconded it and upon roll call it was unanimously adopted.

Item 0711-04: Request for U.S. Department of Defense Funds for Extension to Existing Grant

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, Section 8 that authorizes the Authority to collect any federal, State or other public or private funds, grants or loans for, or in aid of, the Authority's authorized purposes. Mayor Tarantolo moved the resolution and Vice Chair Bauer seconded it and it was unanimously adopted.

Item 0711-05: Request for U.S. Department of Defense Funds for Grant for Time Period beginning January 1, 2008 and ending December 31, 2008

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, Section 8 that authorizes the Authority to collect any federal, State or other public or private funds, grants or loans for, or in aid of, the Authority's authorized purposes. Public Member Colfer moved the resolution and Mayor Maclearie seconded it and upon roll call it was unanimously adopted.

Item 0711-06: Approval of Bank Account

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, Section 8 that authorizes the Authority to arrange for proper disposition of any federal, State or other public or private funds, grants or loans for, and in aid of, the Authority's authorized purposes. Mayor Tarantolo moved the resolution and Freeholder Burry seconded it and upon roll call it was unanimously adopted.

Public Comments Not on Agenda:

1. Tom Mahedy, Wall, read a list of questions; commented on the Social Services and the Commercial Industry Advisory Committees; questioned the public/private Meridian Health Services/Patterson Clinic venture and noted his favor of green businesses.
2. James Raleigh, Colts Neck, expressed concern and unhappiness with the planning process, with Board recognition of public input, with landfill information at the RAB Open House, with the VPS results and the perceived lack of regional planning.
3. Alan Schneider, Oceanport, reiterated his disfavor with a train station at Horseneck Point; commented that surrounding towns want the Little Silver train station; asked that a list of paid bills be available for review.

Chair Lucky noted that the Authority's next meeting is scheduled for December 19, 2007 at the Agriculture [AG] Building, Freehold.

Since there were no further comments or business, a motion to adjourn was made by Freeholder Burry, seconded by Public Member Colfer and unanimously adopted at 8:35 pm.